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Information
Center

Lucas County

JERUSALEM TOWNSHIP
LAND USE PLAN
AUGUST, 1980

SUMMARY REPORT

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1980

ared by the Lucas County Planning Commission

INTRODUCTION

Located along Lake Erie in eastern Lucas County, Jerusalem Township is, perhaps, best known for its productive agricultural land. While extensive farm lands characterize large portions of the total land area, Jerusalem Township has a number of other unique features which contribute to the overall character of the Township. These include extensive wildlife areas, State parklands and water related recreational activities, such as boating facilities and prime fishing areas.

A moderate, yet steady, rate of growth has taken place with Jerusalem Township over the past ten years. While this growth may realistically slow down over the course of the next decade, continued expansion is likely to occur. To a large extent, the purpose of this plan is to accommodate and plan for this growth. A secondary purpose of this plan is to provide Township officials with a rational basis for making land use related decisions.

In a somewhat larger sense, this plan also incorporates long and short term county land use and housing policies which will help insure that future growth within the Township is consistent with overall goals and objectives for Lucas County as a whole. The elements of this plan recognize and conform to adopted county and areawide development policies. This framework is a realistic one in that it recognizes the responsibility of Lucas County to adopt a general plan for the entire country, yet at the same time recognizing the zoning power of individual townships who must base their zoning decisions on a locally adopted land use plan.

Work on the Jerusalem Township Land Use Plan began in January 1979 under a Coastal Energy Impact Program Grant 308(c) from the Ohio Department

U.S. DEPARTMENT OF COMMERCE NOAA
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CHARLESTON, SC 29405-2413

of Energy, and involved several steps. The first step was the completion of a preliminary land use suitability map utilizing the Land Use Allocation System (LUAS) methodology. The LUCAS quantitatively evaluates both the suitability and capability of land for development by using the following background information:

- 1) existing land use;
- 2) the proximity of land to existing concentrated residential or recreational commercial uses;
- 3) access to highways or railroads;
- 4) noise impact caused by roadways or railroads;
- 5) the suitability for on-site septic systems;
- 6) the location of Visual Amenities (woods, canals, Lake Erie, and Special Areas (greenhouses, orchards, nurseries);
- 7) the location of Environmental Areas (wetlands, soil recession areas) and Sensitive Areas (archeological and historical sites);
- 8) existing areas located in the flood hazard area; and
- 9) Soil Limitation for various uses or development.

Recognizing the importance of local input in the planning process, several meetings were held with the Jerusalem Township officials and residents to discuss these initial LUAS recommendations and develop overall goals and objectives for future development.

The "Jerusalem Township Land Use Plan" that follows is a direct result of these meetings, and a tribute to the concern and dedication shown by Township officials and residents during the development of this plan. The staff of the Lucas County Planning Commission wish to thank all concerned for their support and participation in the county-wide planning effort.

JERUSALEM TOWNSHIP LAND USE PLAN SUMMARY REPORT

The Jerusalem Township Land Use Plan that follows represents a composite of existing land uses and soil factors (both its limitations and development potential). It also takes into account the realities of current development trends, and the goals and policies of Jerusalem Township.

It should be emphasized that the land use plan represents what is felt to be the best future use of land based upon today's knowledge and trends. The plan is by no means rigid or unchangeable. It should be assessed periodically and adjusted to meet new trend, to allow for flexibility in cases where an alternative use may be as desirable as the one initially proposed.

It should be noted that the plan, as presented, is intended to show generalized land use and is not intended to indicate precise size, shape or dimension. The proposals reflect future land use recommendations and do not necessarily imply short range zoning proposals.

Because the map represents general policies, it cannot be an absolute textbook for future growth within the township. Most lines on the map are not shown as definite boundaries, but as suggested general areas for a specific character of development. It is the daily and monthly implementation of the development process via the township officials and the County Planning Commission that really formulates the detail and character of the master plan as it is made real over the next ten to twenty years. There are, however, some guidelines for use of the land use plan map. These are as follows:

Residential Areas

Two types of residential areas are shown on the map. These are not indicated by the characteristic designations of housing type, but by density. These figures indicate a range of densities for dwelling units per gross acres. They do not designate whether the form of housing must be in single family units, two family units, mobile homes, or apartments. This distinction is made in order to encourage the use of flexible development concept which can best meet both private housing market needs and the public interest. Within a single development there might be single family dwellings, townhouses, and apartment. Each would be positioned according to the best location for view, accessibility and, most importantly, to the availability of public services. None of the township soils are suitable for intense development without the supporting infrastructures. Therefore, until public sewer and water is available subdivisions and multi-family developments should be precluded. It is the responsibility of the County Plan Commission and the Township to decide whether or not a proposed project, which falls within the overall density guidelines, is suitable for the area proposed.

A single "neighborhood commercial" development of a small scale (i.e. medical office, carry-out, beauty parlor), that served the immediate residents would be allowed in concentrated residential areas.

EXISTING LOW DENSITY RESIDENTIAL AREAS includes the existing residential developments in Jerusalem Township (Reno Beach, Bono, Howard Farms) and a portion of the Village of Curtice. These areas (excluding Curtice) were platted in the 1920's, with much of the original housing existing today. Maintaining the existing housing stock and character should be a priority when reviewing development proposals in these areas.

A large portion of these platted lots are undeveloped due to small lot sizes, poorly drained soils and potential flooding problems. While scattered single lot development in these areas is not totally discouraged, larger lot sizes (up to 5 acres) are needed and additional building cost will be incurred to overcome these problems.

THE AGRICULTURAL/RURAL RESIDENTIAL AREA is located in the southwest corner of the township. It is the area where the majority of residential activity is occurring. This may be due to the fact that the soils are better drained and more suited to residential development, influence of the proposed Maumee Bay State Park, its proximity to the unincorporated Village of Curtice, and that the area is located outside of the 100 year flood plain.

It should be noted that soils were rated in relationship to other soils in the Jerusalem Township. All township soils have a moderate to severe wetness problem requiring drainage or special construction. The moderate rate in this area indicates the relative difficulty in overcoming construction and soil strength problems. Sanitary sewers are not expected to be constructed during the planning period, or before 2000. Therefore, all residential development must rely on on-site disposal of septic effluent.

While the minimum density allowed is one dwelling unit per acre (county subdivision and Board of Health regulations), the density of development in this as well as all other residential areas is subject to the availability of potable (drinkable) water and a suitable sanitary system. In areas without public sewers, the availability of public water may reduce the amount of land required for an on-site sanitary system. However, the final determining factor of acreage requirements is the soil conditions. The rationale for developing this classification

is to prevent the strip residential development that is occurring along some township roads and keep the land in agricultural production, while allowing an area for residential development to occur.

If housing development follows the pattern of the last decade (12 new dwelling units per year) there will be a need for approximately 150 new units by 2000, all of which can be accommodated within this Agricultural/Rural Residential area.

Agricultural Area

The agricultural area is characterized by substantial amounts of prime farmland and a concentration of working farms. This area contains soil that is highly desirable for agriculture. Because residential development and agricultural activities tend to conflict, there is a real need to restrict such development if agriculture is to remain a viable activity in Jerusalem Township.

The eventual necessity of extending urban utilities (water and sewer) through active agricultural areas to service leap-frog and strip residential development is the greatest detriment to a continued agricultural industry in Lucas County. The assessments to a property owner (farmer) for these extensions along lengthy stretches of front footage, around or through his property, makes it economically unfeasible for him to continue agriculture activities. The land is then put on the market for the speculative value of urban development. Once urban utilities are available the tax assessments rise as well since they are based on potential use, creating even greater pressure for sale and development of the land.

It is recommended that single family dwellings only be allowed on an arbitrarily large lot size (i.e. 20 acres or more) in the agricultural area. The actual lot size required would be determined by Jerusalem Township Zoning. Such single family development is more compatible with

surrounding agricultural activity by preventing the encroachment of subdivisions and frontage development of one to five acre parcels onto farmland, which often leads to the discontinuation of farming. The boundaries shown on the map should not be considered inflexible. However, all of this area, as well as the major portion of the Township, is highly suited for crop production. This agricultural area could be the basis on which to develop an agricultural district for the long term preservation of farm lands.

Open Space

The majority of Open Space is located in the parks and wildlife areas, with the remainder along Crane and Cedar Creeks. While portions of the State and Federal Lands are currently being farmed, they are classified as open space because of their intended use and ownership.

The areas along Crane and Cedar Creeks are classified as Open Space because they are flood plain areas. While flood prone areas can and are being used for agriculture, residential developments should not be allowed because of the risk to personal life and property.

Commercial/Industrial

The commercial areas located on the Land Use Plan are those areas most appropriate for commercial growth, which contain a substantial amount of commercial activity or which have been experiencing residential growth. These areas are: The intersections of Jerusalem Road with the North Curtice, Cousino, and Teachout Roads; and at Brown and North Curtice Road.

While a portion of Jerusalem Road has been indicated for commercial growth, proper planning of these establishments is essential to prevent strip development. It is recommended that only small portions of Jerusalem

Road be zoned for commercial development at one time. These development areas should be phased in and rezoned as demand is indicated. It should be noted that while certain locations have been designated for commercial development, these areas are not inflexible, depending upon future demand. However, a central goal of the land use plan is to encourage commercial growth in a few areas to prevent scatteration. Commercial areas should be limited in number, and location accordingly.

Development of a heavy industrial area is not expected for Jerusalem Township. For this reason it is recommended that light industry be located in the commercial areas.

Recreational Commercial

This classification was created to deal with increasing pressures for more recreation related business of a seasonal nature (i.e. campgrounds, tennis courts, golf courses, marinas, etc.). These types of business operate during the drier months (May to November), are of a less intense nature than residential development, and can withstand flooding and seasonal drainage problems without suffering a severe financial loss.

The two areas identified are adjacent to Ward Canal and Coolie Canal, which have existing recreational commercial activities and access to Lake Erie. Each proposal in these areas need to be reviewed in order to protect environmentally sensitive areas and adjacent residential developments, and to provide for better regulation and site design.

Classifying these areas as Recreational Commercial does not mean that there are no immediate problems to overcome when developing, that every site within this area is suitable for all or any recreational commercial activity, or that project approval is guaranteed.

Conclusion

The increasing population and new park development in the community will generate additional demands upon Jerusalem Township for services. If the township is to meet these needs, it is essential that effective land use controls be developed along with the Land Use Plan.

Existing and potential problem areas need to be recognized and put in perspective, so that future development can be directed accordingly. Zoning policy, subdivision controls and other implementation measures can then be used to guide future growth in those directions. A well designed and properly implemented Land Use Plan will aid Jerusalem Township in successfully serving the needs of its future citizens and taxpayers.

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

415 NORTH ST. CLAIR STREET • TOLEDO, OHIO 43604

WALTER T. EDELEN, A.I.C.P.
EXECUTIVE DIRECTOR

January 11, 1983

TO: Walter T. Edelen, Executive Director

FROM: John Widmer, Associate Planner *W*

SUBJECT: Status of Jerusalem Township Zoning Resolution Update
post Ohio Supreme Court decision on Fleitz Marina.

Work on the zoning update ended when Anne Spelman left the Plan Commission employment in January of 1982. I met with Anne several times after January to become familiar with the remaining loose ends of the project. Remaining were the editing and final draft typing. Township review of the update had been completed. A primary reason for the project not moving forward at this time was the lack of a typist.

However, a potential problem with the update as prepared became evident with the County Prosecutor's Opinion 82-41 written April 26, 1982. This case (P.C. Ref. 228-C52) involved the legality of a proposed map change of Fleitz Marina from the 1959 Reno Beach Zoning Plan the 1964 Zoning Plan. The prosecutor made it quite clear that the two Zoning Plans are distinct and separate documents. The primary purpose of the update was to merge the two zoning texts into one document while leaving the Zoning Plan Maps separate, thus ending the confusion of using two zoning texts.

It was my opinion that the zoning update project would need to be modified and the legality of any new text or texts approved by the County Prosecutor. Also, if adopted, the zoning text update as prepared by Anne would only serve to further confuse the litigation issue and probably be the cause of further litigation regarding Fleitz Marina. An example would be if the zoning status of Fleitz Marina were changed in an adopted update who would have the right to vote on a referendum - just the Reno Beach voters or all voters in the township?

The Ohio Supreme Court recently upheld the Township BZA approval of Fleitz Marina. With this case resolved, the zoning update project can now be completed. The update must be both legally defensible and administratively practical. This may require considerable reworking of the draft.

Walter T. Edelen
Page Two
January 11, 1983

Under no circumstance could I suggest taking either or both of the existing township zoning plans to the voters for repeal and adoption of a new unified resolution unless recommended to the township by the County Prosecutor. My preference is to produce a zoning text or text(s) which are administratively practical while retaining the legal separation necessary between the two zoning plans.

SUGGESTED STEPS FOR PROJECT COMPLETION

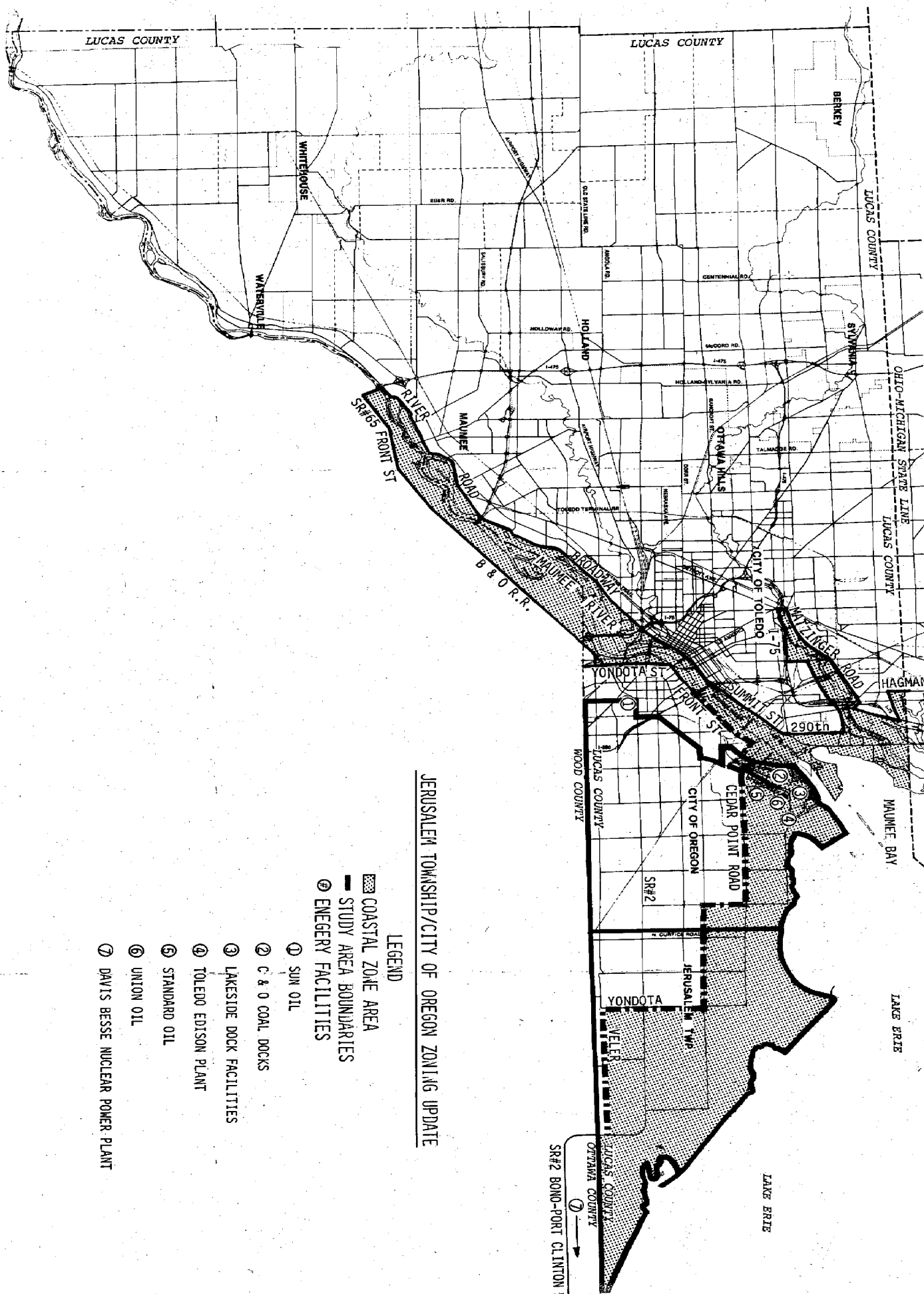
1. Meeting with County Prosecutor to establish problem and explore alternatives.

Attend: Co. Prosecutor, Staff
Walt Edelen, Staff
Township Officials

2. Continue meetings with and review of zoning text by Co. Prosecutor's Office with Plan Commission Staff as needed.
3. Complete zoning update draft text(s) keeping substantive changes made by township officials reflected in Anne's update draft.
4. Review new draft zoning text(s) with township official.
5. Adoption of zoning text amendments to the Zoning Plans by the Trustees after referral to County Planning Commission and hearings by Zoning Commission and Trustees.

TIMING

1. Research and determination by County Prosecutor's Office - one to three months. (may require Attorney General's opinion)
2. Completion of draft text(s) and typing - four to six months.
3. Adoption by Township - two to three months.









JERUSALEM TOWNSHIP/CITY OF OREGON ZONING UPDATE

LEGEND

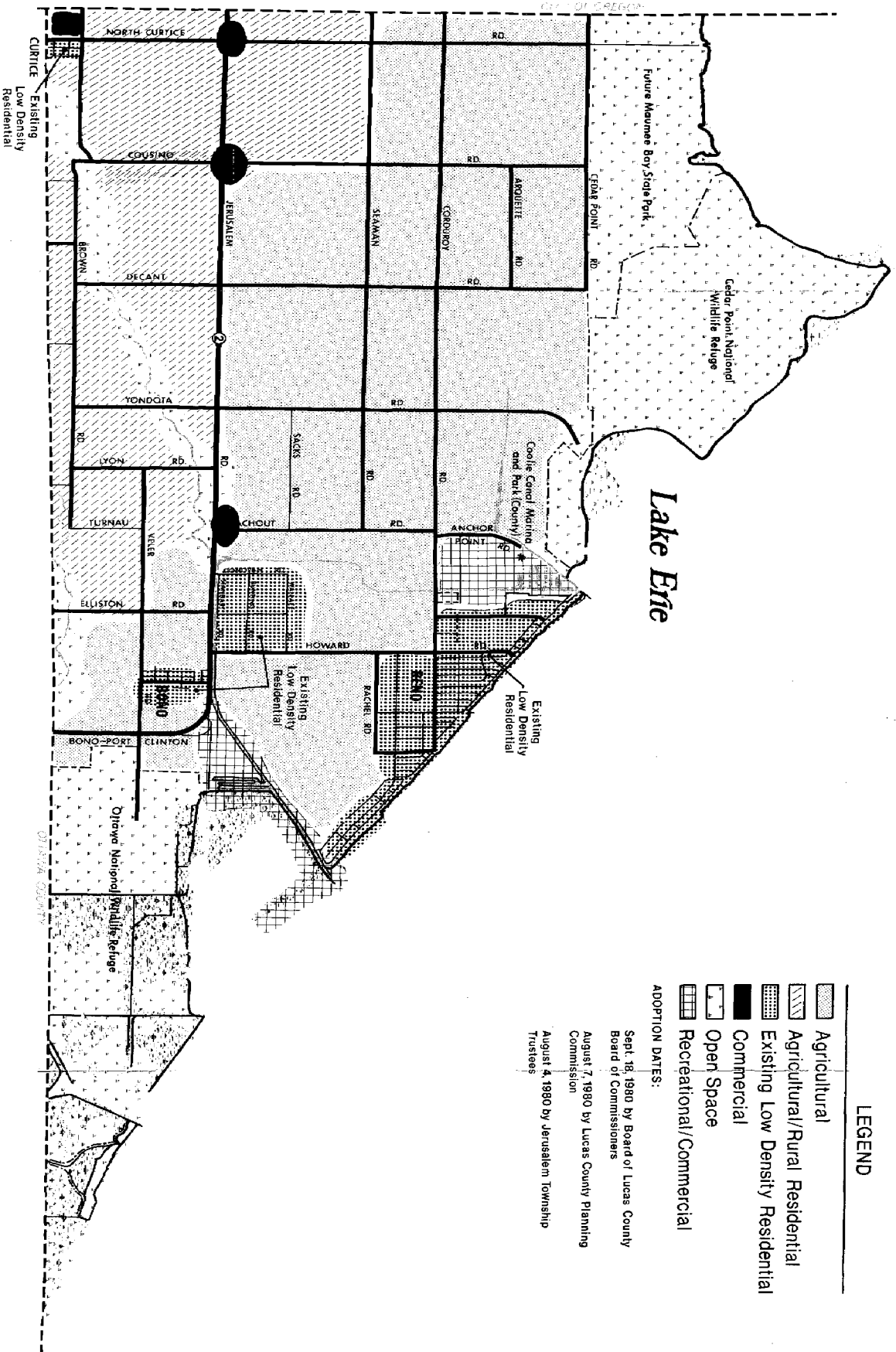
- COASTAL ZONE AREA
- STUDY AREA BOUNDARIES
- ENERGY FACILITIES
- ① SUN OIL
- ② C & O COAL DOCKS
- ③ LAKESIDE DOCK FACILITIES
- ④ TOLEDO EDISON PLANT
- ⑤ STANDARD OIL
- ⑥ UNION OIL
- ⑦ DAVIS BESSE NUCLEAR POWER PLANT

LEGEND

-  Agricultural
-  Agricultural/Rural Residential
-  Existing Low Density Residential
-  Commercial
-  Open Space
-  Recreational/Commercial

ADOPTION DATES:

Sept. 18, 1980 by Board of Lucas County
Board of Commissioners
August 7, 1980 by Lucas County Planning
Commission
August 4, 1980 by Jerusalem Township
Trustees



JERUSALEM TOWNSHIP

LAND USE PLAN



PREPARED BY
TOLEDO LUCAS COUNTY
PLANNING COMMISSIONS



ADOPTION OF JERUSALEM TOWNSHIP
LAND USE PLAN

September 18, 1980

NO. _____

Commissioner Kest offered the following resolution:

WHEREAS, the Board of Lucas County Commissioners has examined the document entitled "Jerusalem Township Land Use Plan," as prepared by the Lucas County Planning Commission staff; and

WHEREAS, the role of the Board of Lucas County Commissioners entails, among other things, adequate planning for the future so as to best utilize the available land assets. This being done in a manner that would promote natural growth while retaining existing ecological system in its present balance, as nearly as possible; and

WHEREAS, the "Jerusalem Township Land Use Plan" is a continuation of the county-wide planning effort, and conforms to the policies of the "Lucas County Policy Plan on Land Use and Housing"; and

WHEREAS, the Jerusalem Township Trustees have endorsed the "Jerusalem Township Land Use Plan" at their regular meeting on August 4, 1980; and

WHEREAS, the Lucas County Planning Commission has reviewed and approved the Jerusalem Township Land Use Plan at their regular meeting on August 7, 1980; now, therefore, be it

RESOLVED, by the Board of County Commissioners, Lucas County, Ohio, that pursuant to Section 713.25 of the Ohio Revised Code, that the Board of Lucas County Commissioners adopt the "Jerusalem Township Land Use Plan."

On the foregoing Commissioner	Kest voted aye
"	Szollosi voted aye
"	Holzemer voted aye

Herbert O. Hoehing
Herbert O. Hoehing } Clerk

I hereby certify the foregoing to be a true and correct copy of resolution adopted by the Board of County Commissioners, Lucas County, Ohio, on *Sept 18, 1980*

Herbert O. Hoehing

DATE DUE			
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